

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Ashleigh A. Danker, Esq. (CASB No. 138419) Email: ashleigh.danker@dinsmore.com Dinsmore & Shohl LLP 550 S. Hope Street, Ste 1765 Los Angeles, CA 90071 Tel: 213-335-7737 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Peter J. Mastan, Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: FINNIAN OSAKPAMWAN EBUEHI and ELIZABETH OLOHIRERE EBUEHI, Debtor(s).	CASE NO.: 2:18-bk-20704-NB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/27/2020	Time: 11:00 am
Location: Courtroom 1545 (Hon. Neil W. Bason), 255 E. Temple Street, L.A., CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 10/13/2020

Description of property to be sold:

619 W. Gladstone Street, Glendora, California 91740

Terms and conditions of sale:

See attached Notice of Motion and Hearing. Sale price is \$775,000.00, subject to overbid by Qualified Bidders at the hearing. Initial overbid is at least \$780,000.00. Subsequent overbids are in increments of \$5,000.00. No contingencies.

Proposed sale price: \$ 775,000.00

Overbid procedure (if any):

Overbid packages must be received by October 21, 2020 at 5:00 p.m. including: (i) written offer of at least \$780,000.00, (ii) cashier's check for \$23,250.00, (iii) satisfactory proof of available funds in the highest amount bidder wishes to be qualified to bid, (iv) waiver of all contingencies and further due diligence. See Sale Motion for further details.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 27, 2020 at 11:00 a.m.
Courtroom 1545 (Hon. Neil W. Bason)
255 E. Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Ashleigh A. Danker, Esq., Counsel for Trustee
Dinsmore & Shohl LLP
550 S. Hope Street, Ste 1765
Los Angeles, CA 90071
Tel: 213-335-7749 (direct)
Email: ashleigh.danker@dinsmore.com

Date: 10/06/2020

1 ASHLEIGH A. DANKER (CASB No. 138419)

ashleigh.danker@dinsmore.com

2 **DINSMORE & SHOHL LLP**

550 S. Hope Street, Suite 1765

3 Los Angeles, CA 90071

Tel: (213) 335-7737

4 Counsel for the Chapter 7 Trustee,

5 Peter J. Mastan

6 **UNITED STATES BANKRUPTCY COURT**

7 **CENTRAL DISTRICT OF CALIFORNIA**

8 **LOS ANGELES DIVISION**

9
10 In re:

11
12 FINNIAN OSAKPAMWAN EBUEHI

13 and

14 ELIZABETH OLOHIRERE EBUEHI,

15 Debtors.

Case No.: 2:18-bk-20704-NB

Chapter 7

**NOTICE OF MOTION AND HEARING ON
MOTION FOR ORDER:**

(A) AUTHORIZING SALE OF REAL
PROPERTY LOCATED AT 619 W.
GLADSTONE STREET, GLENDORA,
CALIFORNIA 91740 OUTSIDE THE
ORDINARY COURSE OF BUSINESS, FREE
AND CLEAR OF CLAIMS, LIENS,
ENCUMBRANCES AND INTERESTS;

(B) APPROVING THE FORM AND
MANNER OF NOTICE AND BID PROCESS;
AND

(C) ESTABLISHING PROCEDURES FOR
TREATMENT OF HOMESTEAD PROCEEDS

Date: October 27, 2020

Time: 11:00 a.m.

Ctrm: 1545

255 E. Temple Street

Los Angeles, California 90012

Judge: Hon. Neil W. Bason

1 TO (A) THE DEBTORS, (B) THE OFFICE OF THE UNITED STATES TRUSTEE,
2 (C) ALL SCHEDULED CREDITORS OF THE ESTATE AND PERSONS HAVING FILED
3 PROOFS OF CLAIM, (D) ALL PERSONS REQUESTING SPECIAL NOTICE, (E) ALL
4 LIEN HOLDERS OF RECORD FOR THE GLADSTONE PROPERTY, (F) THE BUYER,
5 AND (G) OTHER PARTIES IN INTEREST, AND THEIR RESPECTIVE COUNSEL OF
6 RECORD, IF ANY:

7 NOTICE IS HEREBY GIVEN that, on October 27, 2020 on the 11:00 a.m. calendar, in
8 Courtroom 1545 of the United States Bankruptcy Court located at 255 E. Temple Street, Los
9 Angeles, California 90012, the Honorable Neil W. Bason, United States Bankruptcy Judge
10 presiding, will conduct a hearing on the *Motion For Order: (A) Authorizing Sale Of Real Property*
11 *Located At 619 W. Gladstone, Glendora, California 91740 Outside The Ordinary Course Of*
12 *Business, Free And Clear Of Claims, Liens, Encumbrances And Interests; and (B) Approving The*
13 *Form And Manner Of Notice And Bid Process; Memorandum Of Points And Authorities;*
14 *Declarations Of Peter J. Mastan, Pamela C. Temple, William I. Friedman, Samuel R. Biggs, And*
15 *Ashleigh A. Danker In Support Thereof; And Exhibits* (the “Motion”) filed by Peter J. Mastan,
16 Chapter 7 trustee (the “Trustee”) of the bankruptcy estate (the “Estate”) of joint debtors Finnian
17 Osakpamwan Ebuehi and Elizabeth Olohirere Ebuehi (collectively, the “Debtors” or the “Ebuehis”)
18 in the above-captioned bankruptcy case (the “Case”). Specifically, through the *Motion*, the Trustee
19 shall move, and hereby does move, for an order that does all of the following:

- 20 1. Grants the *Motion* and enters an *Order* in substantially the form attached to the
21 *Motion* as **Exhibit 19**.
- 22 2. Approves the overbid procedures as set forth in the *Motion*.
- 23 3. Approves the *Counter Offer* by Xin Cao, as modified by the *Addendum* adding
24 Olivia Zhao (with Xin Cao and their respective assignees/nominees, if any, “Cao-Zhao”) as a co-
25 buyer (collectively, the “Cao-Zhao Counter Offer”), attached to the *Motion* as **Exhibit 1**.
- 26 4. *Also* approves the *Amended and Restated Counter-Offer* by John Luong and
27 Alexandra Yeung (collectively, with their respective assignees/nominees, if any, “Luong-Yeung”),
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as modified by the *Contingency Removal No. 1* (collectively, the “Luong-Yeung Counter Offer” and, with the Cao-Zhao Counter Offer, the “Counter Offers”),¹ attached to the *Motion* as **Exhibit 2.**

5. Pursuant to Section 363(b) of the Bankruptcy Code, authorizes, directs, and empowers the Trustee and the Estate to take any and all actions necessary or appropriate to:

a. Consummate, as set forth in the *Counter Offers*, either the sale to Cao-Zhao, or their respective nominees/assignees, or to Luong-Yeung, or their respective nominees/assignees, or to or a successful overbidder, including their nominee/assignee, (in either case, as applicable, the “Buyer”), for at least **\$775,000.00** of the real property commonly known as **619 W. Gladstone Street, Glendora, California 91740** (the “Gladstone Property”), APN: 8632-017-015, and legally described as:

Real property in the City of Glendora, County of Los Angeles, State of California, described as follows:

THE SOUTHERLY 170 FEET OF THE WESTERLY 127 FEET OF THE EASTERLY 254.43 FEET OF LOT 6 OF TRACT 387, IN THE CITY OF GLENDORA, AS PER MAP RECORDED IN BOOK 21 PAGES 178 AND 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE SOUTHERLY 10 FEET OF THE WESTERLY 127.00 FEET OF THE EASTERLY 254.43 FEET OF LOT 6.

b. Close the sale as contemplated in either of the *Counter Offers* and in the *Motion*. If Cao-Zhao fails to timely close and there are no Qualified Overbids, the Trustee is authorized to cancel the escrow for the *Cao-Zhao Counter Offer*, escrow is authorized and directed

¹ Both Cao-Zhao and Luong-Yeung have offered \$775,000.00. Under the terms of the *Cao-Zhao Counter Offer*, which was received and accepted prior to the *Luong-Yeung Counter Offer*, Cao-Zhao are deemed to have waived all contingencies to closing, but, prior to the deemed waiver, requested an extension of time to obtain financing, which the Trustee declined. Moreover, they failed to respond to the Trustee’s offer (now expired) for them to terminate the escrow and receive their deposit back. Accordingly, as of the date hereof, if there are no Qualified Overbids (as defined in the *Motion*, Cao-Zhao shall have priority over Luong-Yeung in the opportunity to close their respective *Counter Offers*. The *Luong-Yeung Counter Offer* is subject to cancellation of the *Cao-Zhao Counter Offer*. If there are no Qualified Overbids and Cao-Zhao fail to timely close, the Trustee requests authority to take their deposit for the benefit of the Estate and close with Luong-Yeung, pursuant to the *Luong-Yeung Counter Offer*.

1 to pay the Cao-Zhao deposit to the Trustee for the benefit of the Estate, and the Trustee is
2 authorized to close the sale to Luong-Yeung under the *Luong-Yeung Counter Offer*; who shall
3 have the later of the time specified in the *Luong-Yeung Counter Offer* or fourteen days after
4 receiving notice of the Trustee's intention with them to close them to close their offer.

5 c. Execute, deliver, and perform under all instruments and documents,
6 including any ancillary documents, that may be reasonably necessary or desirable to implement
7 either of the *Counter Offers*, effectuate the sale, or perform the obligations as contemplated by
8 either of the *Counter Offers*.

9 6. Requires the Debtors and their respective agents and representatives to cooperate
10 with respect to consummation of the sale and not take any action to interfere with the
11 implementation or administration of the sale.

12 7. Authorizes the Trustee to pay through escrow all usual and customary costs of sale,
13 including without limitation (a) a brokers' commission of 5% (totaling approximately \$38,750.00),
14 (b) escrow fees, (c) title insurance fees, (d) recording fees, (e) messenger fees, and (f) liens of
15 record in order of priority and to the extent of available funds, in each case to the extent not
16 disputed by the Trustee.

17 8. Authorizes the Trustee to pay through escrow, the undisputed amounts of: (i) the
18 liens of any and all taxing authorities, (ii) the lien of Wells Fargo Bank N.A. ("Wells Fargo") in the
19 approximate amount of \$37,476.31, and (iii) and the balance of the judgment lien (the "Poser
20 Lien") of Poser Investments, Inc. ("Poser") in the approximate amount of \$379,697.28; provided,
21 however, before any payment on account of the Poser Lien, \$100,000.00 (the "Homestead
22 Amount"), representing the amount of the Debtors' homestead exemption (the "Homestead
23 Exemption"), shall be reserved from the close of escrow and transferred to the Trustee for deposit
24 into an Estate bank account and administration in accordance with the *Order* approving the *Motion*.

25 9. Authorizes the Trustee to pay the Homestead Amount to the Debtors as soon as
26 practicable after his receipt thereof in full satisfaction of the Homestead Exemption and directs the
27 Debtors to maintain the Homestead Amount in a segregated account to be used solely for the
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1 purchase of a replacement homestead, provide written proof to the Trustee of such use of the
2 Homestead Amount, and if the Debtors fail to use the Homestead Amount to acquire a replacement
3 homestead within six (6) months of their receipt thereof, promptly return the Homestead Amount to
4 the Estate.

5 10. To the extent that the Poser Lien is paid in full, finds that the balance of the
6 previously-approved Poser-carve-outs (originally, \$25,000.00 from sale of the Yorkshire Property
7 and \$10,000.00 from sale of the Waters Property) may be used by the Trustee to pay expenses of
8 the Estate, including, subject to Court approval, the fees of the Estate's professionals (which were
9 previously excluded from such use).

10 11. To the extent otherwise required to do so, relieves the brokers receiving
11 commissions in connection with the proposed sale of any obligation that they may otherwise have
12 had to file fee applications.

13 12. Directs that the Trustee's sale of the Gladstone Property is free and clear of all
14 claims, liens and interests, as set forth in the *Motion*, including, without limitation, the following
15 claims, liens or interests which are recorded with the Los Angeles County Recorder:

16 a. General and special taxes and assessments for the fiscal year 2019-2020.

17 b. The lien of defaulted taxes for the fiscal year 2017-2018, and any
18 subsequent delinquencies.

19 c. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5
20 commencing with Section 75 of the California Revenue and Taxation Code.

21 d. The deed of trust recorded March 24, 2003 as Instrument Number 03-
22 812965 of Official Records reflecting a beneficiary of Mortgage Electronic Registration Systems,
23 Inc., the beneficial interest under which has been assigned to Wells Fargo by various assignments,
24 the last of which was recorded on January 31, 2013 as Instrument No. 13-165079.

25 e. The judgment lien created by the judgment or abstract thereof, recorded
26 September 26, 2017 as Instrument No. 17-1102648 by Howard Johnson International, Inc.
27 ("HoJo").
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1 f. The notice of pendency of action (and any claim or interest associated
2 therewith) recorded September 28, 2017 as Instrument No. 17-1114595 by plaintiff Poser as
3 judgment assignee from HoJo.

4 13. Determines that, to the extent that any portion of a claim, lien or interest in or to the
5 Gladstone Property is not paid through escrow, such claims(s), lien(s), and interest(s) in and to the
6 Gladstone Property shall attach to the net sale proceeds that are received by the Trustee through
7 escrow with the same validity, priority, force and effect as such claims, liens, and interests had with
8 respect to the Gladstone Property.

9 14. Determines that the *Counter Offers* were entered into in good faith, in an arm's
10 length transaction and that the Buyer is acting in good faith within the meaning of 11 U.S.C.
11 § 363(m).

12 15. Determines that adequate notice of the hearing on the *Motion* was given and
13 approves the overbid procedure proposed in the *Motion*.

14 16. Determines that the terms and provisions of the *Order* on the *Motion* shall be
15 binding in all respects upon the Buyer, the Debtors, the Trustee and any subsequent trustees, the
16 Estate, all creditors and interest holders of the Debtors and the Estate, all parties having received
17 notice of the *Motion*, and all interested parties, and their respective successors and assigns,
18 including, but not limited to (a) any creditor asserting a lien, claim, or other interest in the
19 Gladstone Property, and (b) all persons, if any, occupying the Gladstone Property.

20 17. Determines that a certified copy of the *Order* on the *Motion* may be filed with the
21 appropriate clerk and/or recorded with the county recorder to evidence conclusively the release or
22 cancellation of the claims, liens, and interests as set forth in that *Order*.

23 18. Determines that the *Order* on the *Motion* may be presented to and shall be binding
24 upon and govern the acts of all persons and entities, including, without limitation, all filing agents,
25 filing officers, title agents, title companies, escrow agents, recorders of mortgages, recorders of
26 deeds, registrars of deeds, administrative agencies, federal, state and local governmental agencies or
27 departments, secretaries of state, federal and local officials, and all other persons and entities who
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1 may be required by operation of law, the duties of their office, or contract, to accept, file, register or
2 otherwise record or release any documents or instruments, or who may be required to report or
3 insure any title or state of title in or to any property; and directs each of the foregoing persons and
4 entities to accept for filing any and all of the documents and instruments necessary and appropriate
5 to consummate the transactions contemplated by the *Counter Offers*.

6 19. Authorizes the title company insuring the Trustee's sale of the Gladstone Property
7 and the escrow agent for such sale, to be entitled to rely upon the *Order* on the *Motion* in
8 connection with the sale.

9 20. Determines that the failure to specifically include any particular provision of either
10 of the *Counter Offers* in the *Order* on the *Motion* does not diminish or impair the effectiveness of
11 such provision, it being the intent of the Bankruptcy Court that each of the *Counter Offers* is
12 authorized and approved in its entirety, with priority given in the opportunity to close given to Cao-
13 Zhao, pending cancellation, if any, of the escrow on the *Cao-Zhao Counter Offer*.

14 21. Determines that, to the extent that the *Order* on the *Motion* is inconsistent with any
15 prior order or pleading, the terms of the *Order* on the *Motion* shall govern. Determines that, to the
16 extent the terms of the *Order* on the *Motion* are inconsistent with the terms of the *Counter Offers*,
17 the terms of the *Order* on the *Motion* shall govern.

18 22. Determines that the *Order* on the *Motion* constitutes a final and appealable order
19 within the meaning of 28 U.S.C. § 158(a). Determines that the fourteen (14) day stay period set
20 forth in Federal Rule of Bankruptcy Procedure 6004(h) is waived; and notwithstanding Federal
21 Rule of Bankruptcy Procedure 6004(h), the *Order* on the *Motion* shall be immediately effective and
22 enforceable upon its entry and there shall be no stay of the *Order* on the *Motion*. Determines that,
23 in the absence of any person or entity obtaining a stay pending appeal of the *Order* on the *Motion*,
24 the Trustee, the Estate, and the Buyer (whether Cao-Zhao, Luong-Yeung, or a successful
25 overbidder) are free to close the sale under their respective *Counter Offer* at any time, subject to the
26 terms of the applicable *Counter Offer*.

27 23. Determines that the Bankruptcy Court will retain jurisdiction to, among other
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1 things, interpret, implement, and enforce the terms and provisions of the *Order* on the *Motion* and
2 the *Counter Offers*, all amendments thereto and any waivers and consents thereunder and each of
3 the agreements executed in connection therewith to which the Trustee or the Estate are a party or
4 which will be assigned by the Estate to the Buyer, and to adjudicate, if necessary, any and all
5 disputes concerning or relating in any way to the sale. Further determines that the Bankruptcy
6 Court will retain jurisdiction over any matter or dispute arising from or relating to the
7 implementation of the *Order* on the *Motion*. Without limiting the foregoing, determines that the
8 Bankruptcy Court retains jurisdiction, pursuant to its statutory powers under 28 U.S.C. § 157(b)(2),
9 to, among other things, interpret, implement, and enforce the terms and provisions of the *Order* on
10 the *Motion*, the *Counter Offers*, all amendments thereto and any waivers and consents thereunder
11 and any documents executed in connection therewith to which the Trustee is a party, including, but
12 not limited to, retaining jurisdiction to: (a) compel delivery of the Gladstone Property to the Buyer;
13 (b) interpret, implement and enforce the provisions of the *Order* on the *Motion* and any related
14 order; (c) determine any challenge to the overbid procedure and/or the conduct of the sale hearing;
15 (d) protect Buyer against any liens, claims, encumbrances and interests in the Gladstone Property as
16 to which the Gladstone Property is sold free and clear of under the *Order* on the *Motion*; and
17 (e) any determine disputes related to the *Counter Offers* or the *Order* on the *Motion*.

18 **NOTICE IS FURTHER GIVEN** that the *Motion* is made pursuant to 11 U.S.C. §§ 363(b)
19 and 363(m), Federal Rules of Bankruptcy Procedure 2002 and 6004, and Local Bankruptcy Rules
20 6004-1 and 9013-1 on the grounds that the proposed sale of the Gladstone Property is in the best
21 interests of the Estate in that the sale will maximize the value of the Gladstone Property for the
22 benefit of the Estate's unsecured creditors and will result in additional unsecured funds being
23 received by the Estate through escrow.

24 **NOTICE IS FURTHER GIVEN** that the *Motion* is based upon (a) this *Notice of Motion*
25 *and Hearing on Motion*; (b) the concurrently filed *Notice of Motion and Motion, Memorandum of*
26 *Points and Authorities, Declarations of Peter J. Mastan, Pamela C. Temple, William I. Friedman,*
27 *Samuel R. Biggs, And Ashleigh A. Danker, and Exhibits*; (c) the pleadings on file with the Court of
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1 which the Court is requested to take judicial notice; and (d) such further evidence that may be
2 properly submitted prior to or at the hearing on the *Motion*. At your own expense, you may obtain
3 a complete copy of the *Motion* from the Court's file. You may also obtain a free, electronic copy
4 of the *Motion* by requesting such copy from the Trustee's counsel, whose contact information is:
5 Dinsmore & Shohl LLP, Attn: Ashleigh A. Danker, Esq., email: ashleigh.danker@dinsmore.com,
6 tel: 213-335-7737, 550 S. Hope Street, Suite 1765, Los Angeles, CA 90071.

7 **NOTICE IS FURTHER GIVEN that, pursuant to Local Bankruptcy Rule 9013-1(f),**
8 **any opposition to the *Motion* must be in writing; must be filed with the Court and served**
9 **upon the Trustee, the Office of the United States Trustee, and the Debtors at the addresses**
10 **set forth below not later than 14 days before the hearing on the *Motion*; and must include a**
11 **complete written statement of all reasons in opposition thereto or in support or joinder**
12 **thereof, declarations and copies of all photographs and documentary evidence on which the**
13 **responding party intends to rely, and any responding memorandum of points and**
14 **authorities:**

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16 **For Filing with the Court:**

17 Clerk's Office
18 United States Bankruptcy Court
255 E. Temple Street
Los Angeles, CA 90012

16 **For Service on the U.S. Trustee:**

Office of the U.S. Trustee
915 Wilshire Blvd., Suite 1850
Los Angeles, CA 90017

19 **For Service on the Trustee:**

20 Peter J. Mastan, Trustee
c/o Ashleigh A. Danker, Esq.
Dinsmore & Shohl LLP
21 550 S. Hope Street, Suite 1765
Los Angeles, CA 90071-2627

19 **For Service on the Debtors:**

Edwin I. Aimufua, Esq.
Attorney at Law
11150 Sepulveda Blvd., Ste A
Mission Hills, CA 91345

22 **For Service on the Debtors:**

23 Finnian and Elizabeth Ebuehi
619 W. Gladstone Street
24 Glendora, CA 91740

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1 **PLEASE TAKE FURTHER NOTICE** that, pursuant to Local Rule 9013-1(h), the
2 **failure to file and serve a timely response to the *Motion* may be deemed by the Court to be**
3 **consent to the granting of the relief requested in the *Motion*.**

4 **WHEREFORE**, the Trustee respectfully requests the Court to grant the *Motion* and such
5 other and further relief as the Court deems just and proper under the circumstances.

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7 Dated: October 6, 2020

DINSMORE & SHOHL LLP

8 By: /s/ Ashleigh A. Danker
9 Ashleigh A. Danker
10 Counsel for the Chapter 7 Trustee,
11 Peter J. Mastan
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PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
550 S. Hope Street, Suite 1765, Los Angeles, California 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 10/06/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 10/06/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/06/2020
Date

Katrice Ortiz
Printed Name

/s/ Katrice Ortiz
Signature

In re Finnian Osakpamwan Ebuehi
and
Elizabeth Olohirere Ebuehi
U.S.B.C. – Los Angeles Division
Case No. 2:18-bk-20704-NB

I. SERVED VIA NEF:

Edwin I Aimufua on behalf of Debtor Finnian Osakpamwan Ebuehi
eia@aimufualaw.com, legalsupport@sflawcentergroup.org

Edwin I Aimufua on behalf of Joint Debtor Elizabeth Olohirere Ebuehi
eia@aimufualaw.com, legalsupport@sflawcentergroup.org

Michael Jay Berger on behalf of Defendant Elizabeth Ebuehi
michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Michael Jay Berger on behalf of Defendant Finnian Ebuehi
michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Michael Jay Berger on behalf of Interested Party Courtesy NEF
michael.berger@bankruptcypower.com,
yathida.nipha@bankruptcypower.com;michael.berger@ecf.inforruptcy.com

Joseph P Buchman on behalf of Creditor Poser Investments, Inc.
jbuchman@bwslaw.com, svasquez@bwslaw.com

Joseph P Buchman on behalf of Interested Party Courtesy NEF
jbuchman@bwslaw.com, svasquez@bwslaw.com

Joseph P Buchman on behalf of Plaintiff Poser Investments, Inc.
jbuchman@bwslaw.com, svasquez@bwslaw.com

Theron S Covey on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST
COMPANY
tcovey@rasflaw.com

Ashleigh A Danker on behalf of Interested Party Courtesy NEF
Ashleigh.danker@dinsmore.com,
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Ashleigh A Danker on behalf of Trustee Peter J Mastan (TR)
Ashleigh.danker@dinsmore.com,
SDCMLFiles@DINSMORE.COM;Katrice.ortiz@dinsmore.com

Anthony Obehi Egbase on behalf of Attorney A.O.E Law Associates, APC
info@aodelaw.com, sandy@ecf.inforruptcy.com;egbasear54561@notify.bestcase.com

Anthony Obehi Egbase on behalf of Defendant Elizabeth Ebuehi
info@aodelaw.com, sandy@ecf.inforruptcy.com;egbasear54561@notify.bestcase.com

Anthony Obehi Egbase on behalf of Defendant Finnian Ebuehi
info@aoelaw.com, sandy@ecf.inforuptcy.com;egbasear54561@notify.bestcase.com

Todd S Garan on behalf of Creditor U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for Legacy Mortgage Asset Trust 2017-RPL2; Rushmore Loan Management, LLC as servicer
chl1ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Todd S Garan on behalf of Interested Party Courtesy NEF
chl1ecf@aldridgepite.com, TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

Rafael R Garcia-Salgado on behalf of Plaintiff Poser Investments, Inc.
rgarcia@goeforlaw.com, kmurphy@goeforlaw.com

Dare Law on behalf of U.S. Trustee United States Trustee (LA)
dare.law@usdoj.gov

Peter J Mastan (TR)
peter.mastan@dinsmore.com, pmastan@iq7technology.com;travis.terry@dinsmore.com

Richard J Reynolds on behalf of Creditor Poser Investments, Inc.
rreynolds@bwsllaw.com, psoeffner@bwsllaw.com,tmurphy@bwsllaw.com,rjr-nef@bwsllaw.com,fcabezas@bwsllaw.com,jgomez@bwsllaw.com

Richard J Reynolds on behalf of Interested Party Courtesy NEF
rreynolds@bwsllaw.com, psoeffner@bwsllaw.com,tmurphy@bwsllaw.com,rjr-nef@bwsllaw.com,fcabezas@bwsllaw.com,jgomez@bwsllaw.com

Richard J Reynolds on behalf of Plaintiff Poser Investments, Inc.
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